| 079.0 | 0002 | 0007.D | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 870,200 / | 870,200 |
| | | | | | USE VALUE: | 870,200 / | 870,200 |
| | | | | | ASSESSED: | 870,200 / | 870,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 66 | | BRATTLE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HALL REBECCA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 66 BRATTLE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HEDAYATIAN QUIMARS - |
| Owner 2: | HOSSEINPOUR MOZHGAN - |
| Street 1: | 66 BRATTLE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,686 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1780, having primarily Asbestos Exterior and 1980 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8686.000 | 391,500 | 2,300 | 476,400 | 870,200 |
| Total Card | 0.199 | 391,500 | 2,300 | 476,400 | 870,200 |
| Total Parcel | 0.199 | 391,500 | 2,300 | 476,400 | 870,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.50 | /Parcel: 439.5

**Legal Description**

**User Acct** 49147

**GIS Ref**

**GIS Ref**

**Insp Date** 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 079.0-0002-0007.D

!6445!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 391,900 | 2300 | 8,686. | 476,400 | 870,600 | 870,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 292,100 | 1900 | 8,686. | 476,400 | 770,400 | 770,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 292,100 | 1900 | 8,686. | 319,900 | 613,900 | 613,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 292,100 | 1900 | 8,686. | 306,300 | 600,300 | 600,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 292,100 | 1900 | 8,686. | 279,000 | 573,000 | 573,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 271,700 | 1900 | 8,686. | 224,600 | 498,200 | 498,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 271,700 | 1900 | 8,686. | 200,800 | 474,400 | 474,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 219,800 | 1900 | 8,686. | 171,500 | 393,200 | 393,200 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 21:13:27 |

**LAST REV**

| Date | Time |
|---|---|
| 07/23/19 | 09:01:59 |

apro

**PAT ACCT.** 6445

## SALES INFORMATION

**TAX DISTRICT**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HEDAYATIAN QUIM | 59468-414 | | 7/6/2012 | | 515,000 | No | No | | |
| ZAGAMI DOMINIC | 41300-606 | | 10/29/2003 | | 349,500 | No | No | | |
| | 12110-137 | | 11/15/1971 | | 26,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/9/2009 | 459 | Manual | 1,500 | | | | | |
| 8/3/2006 | 647 | Manual | 4,000 | C | | | | close in front por |
| 7/5/2005 | 570 | New Wind | 3,000 | C | | G7 | GR FY07 | |
| 7/20/2004 | 634 | Manual | 2,200 | C | | | | install 2 panel do |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/29/2018 | MEAS&NOTICE | CC | Chris C |
| 5/13/2009 | Entry Denied | 197 | PATRIOT |
| 5/25/2004 | MLS | HC | Helen Chinal |
| 1/11/2000 | Meas/Inspect | 243 | PATRIOT |
| 7/31/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 49147 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8686 | | Sq. Ft. | Site | | 0 | 70. | 0.78 | 11 | | | | | | | | | 476,408 | | | | | | 476,400 | |

Total AC/HA: 0.19940 | Total SF/SM: 8686 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,408 | Spl Credit | Total: 476,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 5 - Asbestos | | |
| Sec Wall: | 2 - Clapboard | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1780 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.18030298 |
| Const Adj.: | 0.94108903 |
| Adj $ / SQ: | 144.400 |
| Other Features: | 90000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 410428 |
| Depreciation: | 18880 |
| Depreciated Total: | 391548 |

## COMMENTS

SUMMER ST.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

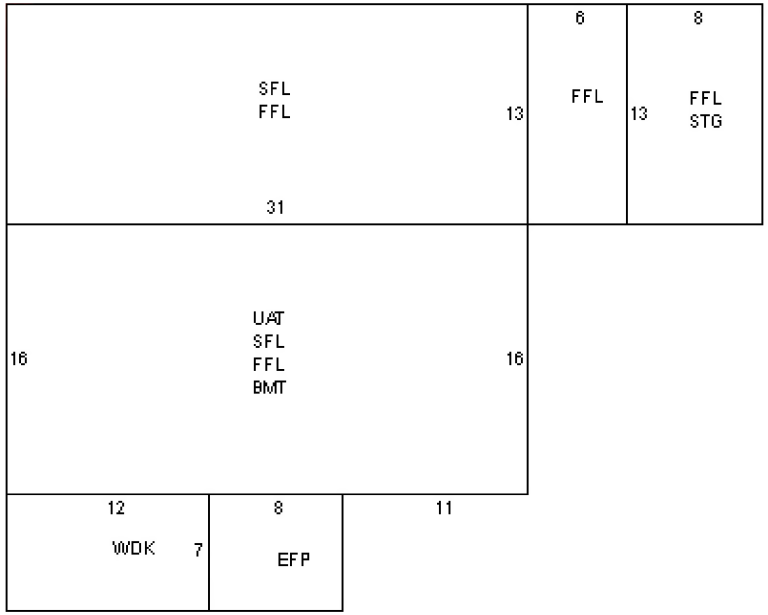
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 144.40 |
| Special Features: | 0 | Val/Su Net: | 137.66 |
| Final Total: | 391500 | Val/Su SzAd | 197.73 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,081 | 144.400 | 156,097 |
| SFL | Second Floor | 899 | 144.400 | 129,816 |
| BMT | Basement | 496 | 43.320 | 21,487 |
| UAT | Upper Attic | 124 | 57.760 | 7,162 |
| STG | Storage | 104 | 7.460 | 775 |
| WDK | Deck | 84 | 15.060 | 1,265 |
| EFP | Enclos Porch | 56 | 68.320 | 3,826 |
| | Net Sketched Area: | 2,844 | Total: | 320,428 |
| Size Ad | 1980 | Gross Are | 3216 | FinArea 1980 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 079.0-0002-0007.D

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | Carport | D | Y | 1 | 12X16 | A | AV | 2000 | 14.01 | T | 15.2 | 101 | | | 2,300 | | | 2,300 |

| More: | N | Total Yard Items: | 2,300 | Total Special Featues: | | Total: | 2,300 |
|---|---|---|---|---|---|---|---|